

# Chapter 19

## KANAB CREEK RANCHOS KCR-720 ZONE

**A zoning ordinance which provides for low-density, single family home neighborhoods of a rural character.**

## CITY OF KANAB

### Uniform Zoning Ordinance

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#### **Section 19-1 Purpose**

To provide and protect areas of low-density, single family neighborhoods of a rural character and to provide for zoning for the Kanab Creek Ranchos Subdivision.

#### **Section 19-2 Permitted and Conditional Uses**

LAND USE CHART KCR-720 HOMES	KCR ZONE
Cemetery	C
Child day care or nursery	C
Church	C
Golf course	C
Guest house	P
Home occupation	C
Horticulture and gardening <sup>1</sup>	P
Household pets	P
Park or playground	C
Public buildings	C
Public utilities, essential services	C
School	C
Shed / garage <sup>2</sup>	P
Single family dwelling unit	P

- 1 For personal Use  
2 Refer to Section 17-5-2

# Chapter 19

## KANAB CREEK RANCHOS KCR-720 ZONE

## CITY OF KANAB

### Uniform Zoning Ordinance

#### Section 19-3 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

#### Section 19-4 Minimum Area, Width, and Yard Requirements

			Yard Setbacks in Feet		
District	Area	Width	Front	Side	Rear
KCR-720	13,000 sq ft	80	25	10	10

#### Section 19-5 Modifying Regulations

1. On corner lots, the side yard setback shall be the same as the front yard setback.
2. All private garages and accessory buildings less than eight (8) feet in height shall be located at the rear of and ten (10) feet behind the main dwelling and may have a side yard and rear yard of two (2) feet, except on the street side of a corner lot.
3. All homes in the KCR-720 zone shall be on a permanent foundation.
4. Each dwelling shall have a minimum floor area of 720 square feet of floor space on the main floor, exclusive of garages.
5. The width of the dwelling shall not be less than fourteen feet (14) feet at the narrowest point of its first floor exclusive of any garages, bay windows, room additions or other similar appendages. The width shall be considered as the lesser of the two primary dimensions.
6. A basement shall not be considered as a first floor.
7. All manufactured homes shall be anchored to and supported by an approved method of the manufacture.
8. Each dwelling shall have a double sloped gabled roof.

#### Section 19-6 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this Ordinance.